

SANSOME & GEORGE

Residential Sales & Lettings

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Thirlmere Avenue, Tilehurst, Reading, Berkshire, RG30 6XN



Offered with the advantage of 'No Onward Chain' complications, this Three Bedroom Town House with a 75' Rear Garden backing onto a wooded copse and Mcilroy Park is conveniently situated within 0.5 miles of Tilehurst Train Station, regular Bus services, Waitrose Supermarket and Norcot Day Nursery. Enjoying potential for a Loft Conversion or Driveway Parking (subject to necessary consents) and complemented by double glazed windows and gas fired central heating to radiators (n/t), this property must be seen to be appreciated.

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£169,500

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Associated offices at: Theale, Tadley, Bramley, Mortimer, Kingsclere and Thatcham Mortgage Department 0118 945 1600

ENTRANCE HALL Front Door, coved and textured ceiling and radiator. Stairs to First Floor and door to:-

LIVING ROOM (12'1" x 12' max.) Front aspect UPVC double glazed window, coved ceiling, radiator, wall mounted thermostat, TV and cable point and feature open fireplace with brick built mantle and capped gas point. Door to:-



KITCHEN / DINER (15'3" narrowing to 12' x 9'10" max.) Twin rear aspect UPVC double glazed windows and rear aspect frosted glazed door to Rear Garden, radiator and stripped wood effect laminate flooring. Fitted with a comprehensive range of matching base and eye level units with rolled edge work top surfaces and tiled surrounds, one and a quarter bowl single drainer inset sink unit with mixer tap, built in four ring gas hob with extractor hood over and integrated electric eye level oven. Plumbing for automatic washing machine, plumbing for slim line dishwasher and appliance space for fridge with rolled edge work top surface over. Built in under stairs storage cupboard and wall mounted gas fired boiler serving central heating and domestic hot water.



STAIRS GIVE ACCESS TO FIRST FLOOR LANDING with textured ceiling with inset hatch providing access to boarded Loft space (with potential for conversion subject to relevant consents) with light via fitted aluminium ladder. Built in airing cupboard housing factory lagged hot water cylinder and slatted shelving. Doors to:-

BEDROOM 1 (12'1" x 9'1") Front aspect UPVC double glazed window, coved ceiling, radiator, dimmer switch and built in storage cupboard.

BEDROOM 2 (9'11" x 9'5") Rear aspect UPVC double glazed window, textured ceiling and radiator.

BEDROOM 3 (8' x 6') Front aspect UPVC double glazed window and radiator.

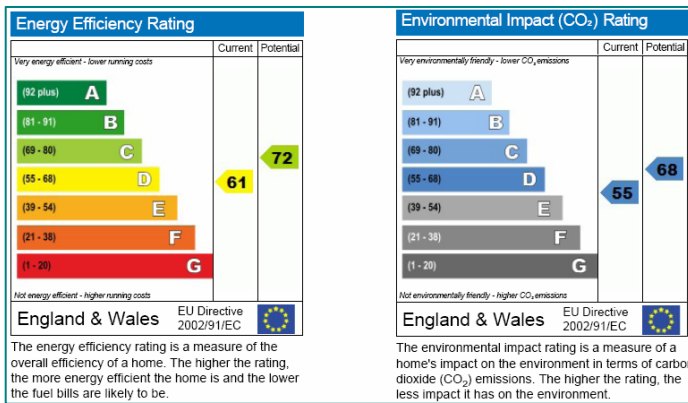
BATHROOM Rear aspect double glazed frosted window, textured ceiling, radiator and stripped wood effect laminate flooring. Matching three piece suite with tiled surrounds comprising low level W/C, wall mounted pedestal wash basin and panel enclosed bath with mixer tap and shower attachment plus additional Triton electric shower over.



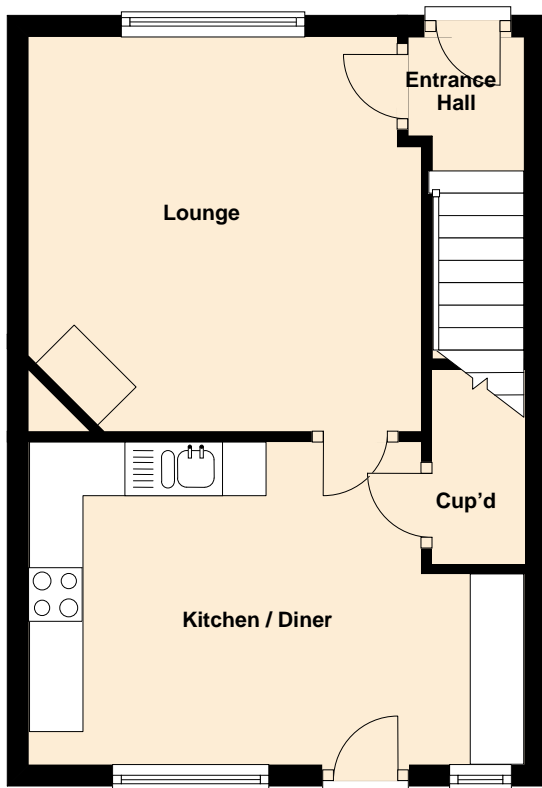
OUTSIDE

GARDENS **TO THE FRONT** is paved steps and path to Covered Porch and Front Door. Bin storage recess and raised gravel area.

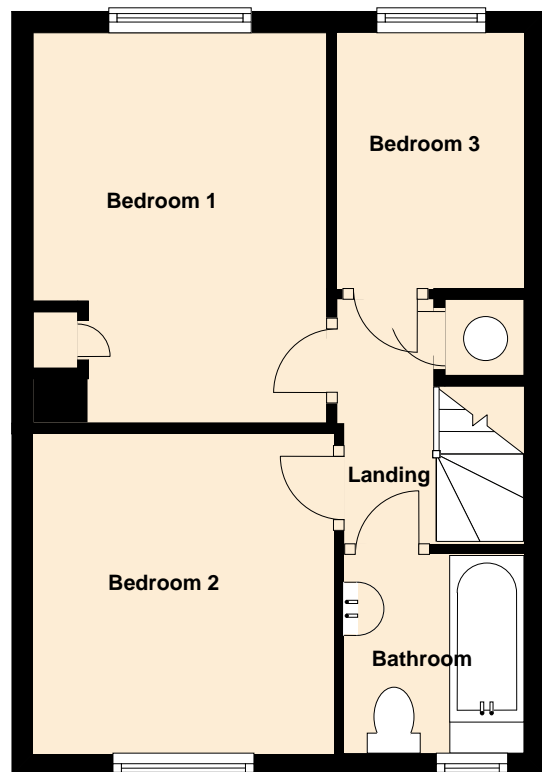
TO THE REAR is a recently landscaped rear Garden of approximately 75' in length comprising paved patio area with recessed BBQ area and steps up to path with additional paved patio area, lawned garden and hard standing with timber built storage shed, all enclosed by wooden fencing and established hedging. Secure pedestrian gate gives access to Mcilroy Park via wooded copse and communal path giving access to Thrilmere Avenue.



Ground Floor



First Floor



PURCHASER'S NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.